

81 Brittain Drive Grantham NG319JZ

**OIRO £165,000**

Freehold - EPC Rating D - Council Tax A



- **Three Bedrooms**
- **Spacious Rear Garden**
- **No Chain**
- **Driveway for multiple cars**
- **Modern bathroom suite**

**A great opportunity for a first-time buyer or an investor to purchase this Three Bedroom semi-detached home in Grantham. This spacious property is perfect if you love entertaining with patio doors off the kitchen/diner onto the large rear garden with a patio area as well as a lawn.**

**On the ground floor, through the front door you enter into the entrance hall with access to the first floor and the kitchen. Through to the kitchen we have a large twenty-foot-long kitchen/dining space. A utility is located off the kitchen. Off the dining space we enter into the cosy lounge with an electric fire.**

**On the first floor we have two double bedrooms with built in wardrobe space and a generous single bedroom for the third. A family bathroom with a mains overhead shower from the bath, toilet, and basin.**

**This property is of non-standard construction and will have a limited number of lenders. Speaking to a mortgage advisor prior to viewing although is not essential is advised.**

#### Ground Floor:

Entrance Hall: 6'11" x 12'00"

Carpeted space, access to the first floor and kitchen/diner.

Kitchen/Diner: 8'05" x 21'00"

Large space, laminate flooring with access to utility, lounge and patio doors to the rear. Electric hob and oven with plenty of worktop space throughout.

Utility: 5'06" x 6'06"

Ideal for a washing machine and tumble dryer. Access via the kitchen and a second door to the driveway.

Lounge: 13'10 x 12'00"

Carpeted throughout, window facing the front aspect of the home with an electric fire and TV points.

#### First Floor:

Landing:

Stairs from ground floor and doors leading to all rooms.

Bathroom: 7'01" x 5'05"

Three piece suite with an overhead electric shower above the bath. Toilet and basin with a towel radiator. Tiled flooring and partial tiled walls.

Bedroom 1: 12'01" x 12'00"

A double room facing the front aspect of the property, wood floors with a storage cupboard which can be used as wardrobe space.

Bedroom 2: 13'04" x 8'06"

A double room facing the rear of the property with wood floors, built in wardrobe and views of the lovely garden.

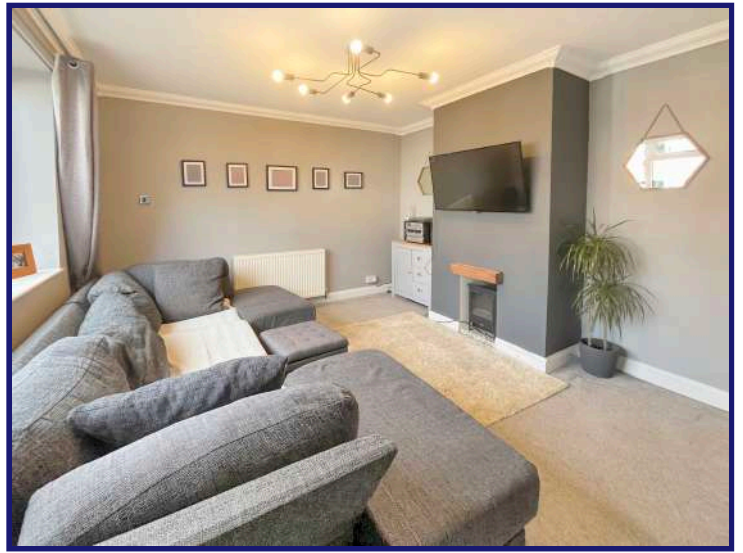
Bedroom 3: 8'06" x 9'01"

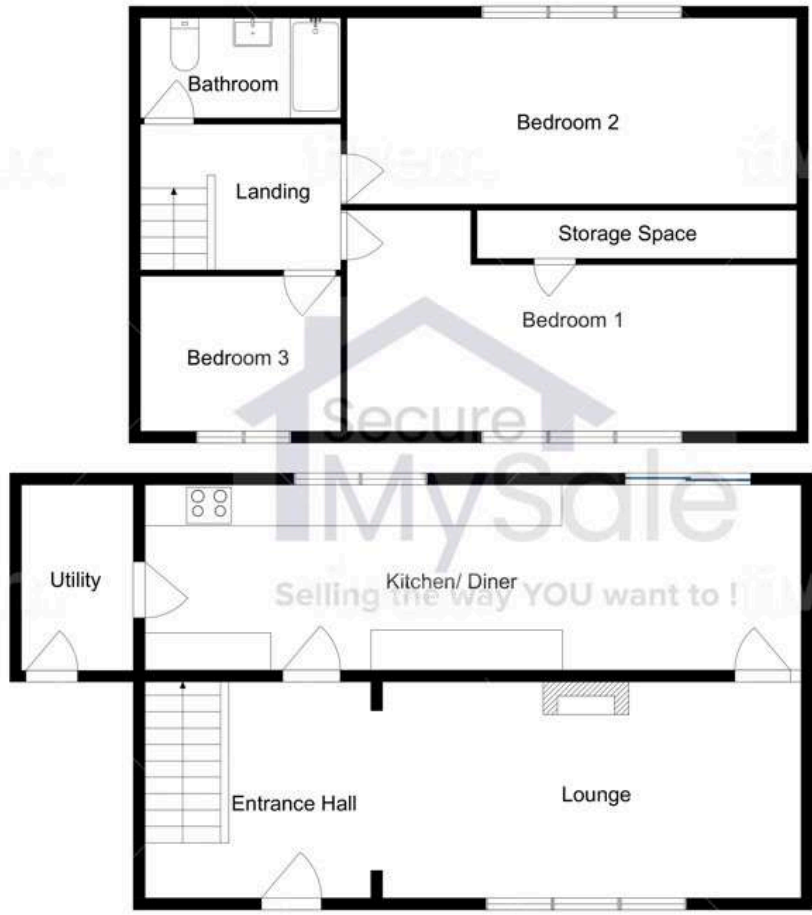
Generous sized single room facing the front aspect of the property. Wood floors throughout

#### Outside:

Front, side and rear Gardens with ample off road parking to the front of the property.







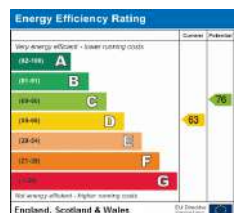
**Secure My Sale Estate Agents**

51 London Road Grantham Lincs NG31 6ET

Call: 01476 825258

Web: [www.securemysale.co.uk](http://www.securemysale.co.uk)

Email: [admin@securemysale.co.uk](mailto:admin@securemysale.co.uk)



Confidentiality Notice The information in this e-mail and any attachments to it is confidential and may be legally privileged or prohibited from disclosure and unauthorised use. It is intended solely for the addressee, or the employee or agent responsible for delivering such materials to the addressee and access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication or any action or omission to be taken in reliance upon this message or its attachments is prohibited and may be unlawful.